



20100526000167420 1/4 \$36.50
Shelby Cnty Judge of Probate, AL
05/26/2010 01:21:16 PM FILED/CERT

Commitment Number: 2036314
Seller's Loan Number: 679143

After Recording Return To:

ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa, PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
34-1-02-0-000-005.000

SPECIAL/LIMITED WARRANTY DEED

Federal Home Loan Mortgage Corporation, whose mailing address is **5000 Plano Parkway, Carrollton, Texas 75010**, hereinafter grantor, for \$16,500.00 (Sixteen Thousand Dollars and Five Hundred Dollars and no Cents) in consideration paid, grants with covenants of limited warranty to **Debbie Mitchell and Billy D. Mitchell**, hereinafter grantees, whose tax mailing address is **5393 COUNTY RD 86, CALERA, SHELBY AL 35040**, the following real property:

All that certain parcel of land situate in the County of Shelby, State of Alabama, more particularly described as follows:

Commence at the Northwest corner of Section 2, Township 24 North, Range 14 East, Shelby County, Alabama, and run thence Southerly along the West line of said Section 2 a distance of 881.03 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course a distance of 190.00 feet to a steel pin corner; thence turn 89 degrees 13 minutes 38 seconds to the left and run Easterly a distance of 332.45 feet to a steel pin corner on the Westerly margin of Shelby County Highway No. 86 in a curve to the right; thence turn 72 degrees 42 minutes 09 seconds to the left to chord and run North-Northeasterly along the chord of said highway curve a chord distance of 202.79 feet to a steel pin; thence turn 107 degrees 49 minutes 28 seconds left from chord and run Westerly a distance of 395.32 feet to the point of beginning.

**Being the same property as conveyed from James J. Odom, Jr. as attorney-in-fact and Auctioneer, to Federal Home Loan Mortgage Corporation, as described in Document No. 20090928000333530, Dated 8/18/09, Recorded 8/28/09 in SHELBY County Records.
Tax/Parcel ID: 34-1-02-0-000-005.000**

Property Address is: 5393 COUNTY RD 86 CALERA, SHELBY AL 35040

This deed should not be construed as conveying interest or transferring title to any manufactured/mobile home or trailer located on the premises.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.



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Executed by the undersigned on _____, 2010:

Deed Tax : \$16.50

**Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company,
DBA ServiceLink As Attorney-in-Fact**

By: Daniel J. Katella

Its: Assistant Vice President

A Power of Attorney relating to the above-described property was recorded on 11/01/2007 at Instrument# 20071101.

STATE OF PA
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 13th day of May, 2010, the undersigned authority, personally appeared Daniel J. Katella who is the AVP of **Chicago Title Insurance Company doing business as ServiceLink, as Attorney-in-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION**, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown N/A as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Kevin J. Barker
NOTARY PUBLIC

My Commission Expires 11/18/2011

Kevin J. Barker
11-18-11

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Kevin J. Barker, Notary Public
South Strabane Twp., Washington County
My Commission Expires Nov. 18, 2011
Member, Pennsylvania Association of Notaries

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170



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Exhibit "A"
Legal Description

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